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पश्चिम बंगाल WEST BENGAL

AL 022373

M.C. 1034/2021
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 01/11/21 ad. Sahali
 S. 40 firm
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certified that the document is admitted
 to registration and that the photo
 feet and finger prints were attached
 and the document is the part of this document
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09 NOV 2021

THIS INDENTURE OF CONVEYANCE is made this 1st day of November TWO THOUSAND TWENTY-ONE BETWEEN



V.C
1034
1.11.21

Sahajul ali Motta

252037

B. K. JAIN & CO.
Advocate
Kiran Senkar Roy Road
Kolkata - 700001
K. JAIN & CO.
Advocate
Kiran Senkar Roy Road
Kolkata - 700001
Name
Address
Vendor

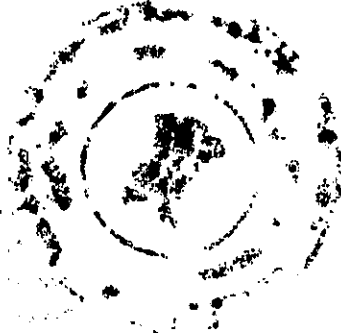
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V.C. T. I
2162
1.11.21

Sahajul ali Motta

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



৩০শ নং ডকুমেন্ট প্রমাণিত
কলকাতা পৌরসভা, ৩০ নং ডকুমেন্ট

01 NOV 2021

Identified by _____

Prakash Jain Adv.

10 Sri Braj Sen Jain.
10/1 Srish Chandra Chowdhary
lane, Kolkata - 700002.
P.O & P.S - Tala.

MR. SAHAJUL ALI MOLLA(PAN:BAAPM2724C)(AADHAAR:977880909435)

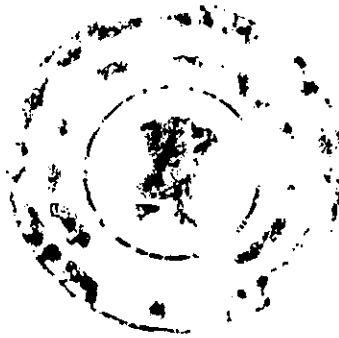
Son of Imam Molla alias Imam Box Molla alias Imam Baks Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN:AESPJ0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **OTHER PART;**

WHEREAS:

- A) **THAT** the vendor herein is the owner by way of Registered Deed of conveyance Dated 05/03/2008, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 21, Page 1076 to 1085, being no.-06446, Year 2009 from Smt. Jayanti Kundal wife of Sri Santosh Kumar Kundal as a recorded owner under LR Khatiyani no.-605, in respect of **ALL THAT** piece or parcel of the Land classified



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Rudi Dwi Pety Sugandhi Wicaksono
Direktur Utama PT. Telekomunikasi

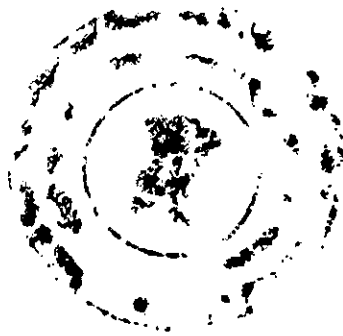
01 NOV 2021

as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200**, under **RS Khatian No. 3** Corresponding **L.R Khatian no.-605, Area-25.25 Decimal** out of 101.00 Decimal, **0.2500 Share out of 1.0000 Share, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	605	101.00	0.2500	25.25
				Total	0.2500	25.25

- B) Since after purchase of the "SAID LAND" **SAHAJUL ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 2288**.
- C) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200**, under **L.R Khatian no.-2288, Area-25.25 Decimal** out of 101.00 Decimal, **0.2500 Share out of 1.0000 Share, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	2288	101.00	0.2500	25.25
				Total	0.2500	25.25



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Dr. [Name] [Title] [Institution]
Director [Department] [Institution]

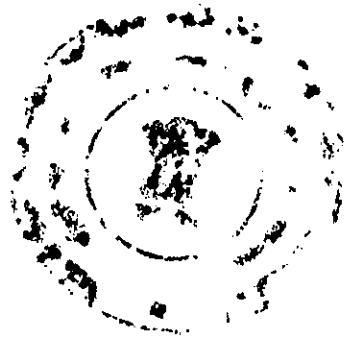
01 NOV 2021

(hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "SAID LAND" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

D) The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 8,42,000/= (Rupees Eight Lakhs Forty Two Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)

E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
- ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
- iv) **THAT** the "SAID LAND" is not being cultivated and/or the Vendor has not been cultivating the "said Land".
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LAND" upto the date of execution of this Indenture.

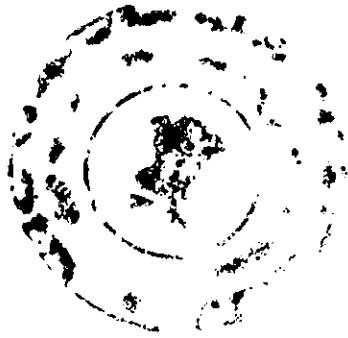


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- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "SAID LAND" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "SAID LAND" or any part or portion thereof.
- x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
- xii) **THAT** there is no right of way from or through the "said Land".
- xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LAND" or any part thereof.
- xiv) **THAT** since the date of the said Deeds of Sale dated 05/03/2008 the recorded owner **SAHAJUL ALI MOLLA** Son of Imam Molla alias Imam Box Molla has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.

F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDOR.



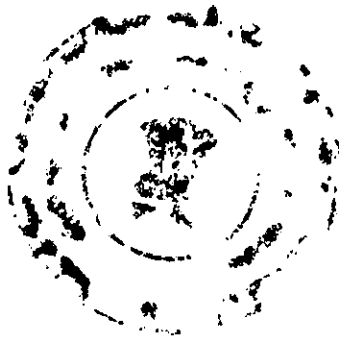
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مدير عام

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NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 8,42,000/= (Rupees Eight Lakhs Forty Two Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "SAID LAND" in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200, under L.R Khatiyān no.-2288, Area-25.25 Decimal** out of 101.00 Decimal, **0.2500 Share out of 1.0000 Share, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LAND" is (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID LAND" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all



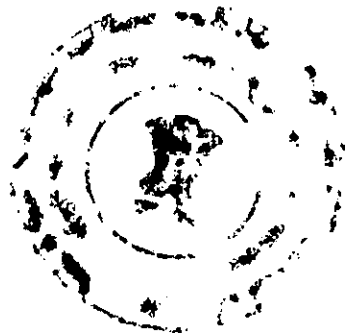
سید علی محمد شاکر
ڈائریکٹر جنرل برائے تعلیمات

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encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LAND" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "SAID LAND" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "SAID LAND" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LAND" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

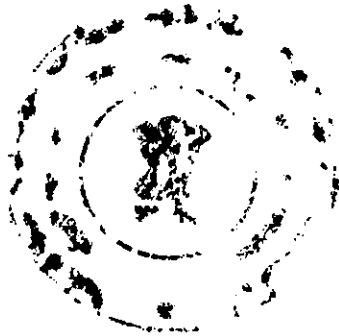


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Udi Nur Fauzan
Direktur Utama

01 NOV 2021

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LAND" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "SAID LAND" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

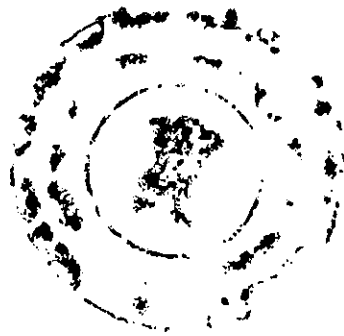


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ದಿವ್ಯಾ ಕಲಾ ಶಿಕ್ಷಣ ಕೇಂದ್ರ

01 NOV 2021

- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LAND" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "SAID LAND" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "SAID LAND" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LAND" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever



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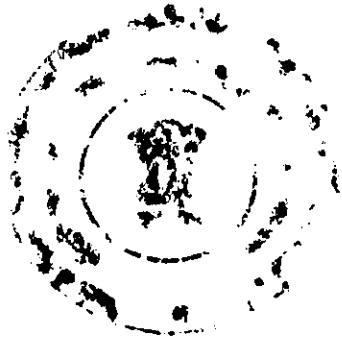
for further better and more perfectly and effectually granting and assuring the "SAID LAND" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LAND" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

IV. THIS DEED FURTHER WITNESSTH that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

V. AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

- i) To apply for mutation of the "SAID LAND" in its name.
- ii) To have the soil tested and/or the "SAID LAND" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".



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Director of the Department of Health
Ministry of Health and Family Welfare

01 NOV 2021

- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said Land".
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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1001 [illegible] The [illegible] [illegible]
Director [illegible] [illegible]

01 NOV 2021

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200**, under **L.R Khatiyān no.-2288**, **Area-25.25 Decimal** out of 101.00 Decimal, **0.2500 Share out of 1.0000 Share**, **Situate in Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	2288	101.00	0.2500	25.25
				Total	0.2500	25.25 Decimal

Total area sold by this Deed is 25.25 (Twenty Five Point Two Five) Decimal

BUTTED AND BOUNDED BY:-

R.S Dag	LR Dag	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1119/1512	1200	Sali Land Dag- RS 1119	Sali Land Dag-RS 1147	Sali Land Dag- RS 1148	Sali Land Dag- RS 1345

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED BY THE VENDOR
At Kolkata in the presence of

Goutam Mondal

Sahajul ali Molla

(SAHAJUL ALI MOLLA)

(VENDOR)

Asup Samanta

Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser

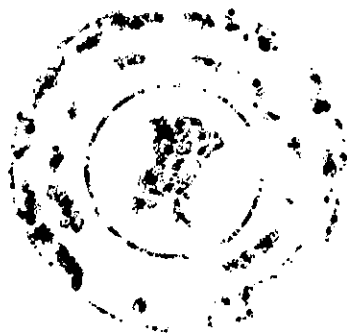
Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain Adv.

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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Director General of Immigration
Kuala Lumpur, Malaysia

01 NOV 2021

PURCHASER the within mentioned sum
of **Rs. 8,42,000/= (Rupees Eight Lakhs
Forty Two Thousand) Only** being the entirety
of the consideration Amount payable under these
presents as per Memo below:

Rs. 8,42,000.00

MEMO OF CONSIDERATION

By Pay Order No. 583748 dated 30/10/2021
Drawn on S.B.I, IFB, Kolkata Branch

In favour of Vendor **Rs. 8,42,000.00**
(Rupees Eight Lakhs Forty Two Thousand) Only **Total: Rs. 8,42,000.00**

VENDOR

WITNESSES

Goutam Mondal
S/o Late N. N. Mondal
vill- Kripasarampur
PO, Sukdevpur
PS - Bishnupur
Dist - 24 Pgs (South)
743503

Sahajulali Molla
(SAHAJUL ALI MOLLA)

Arun Samanta
S/o P. Samanta
vill - Ramkrishnapur.
PO - Sukdevpur
PS - Bishnupur
Dist - 24 Pgs (S) -
743503



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उद्योग विभाग, नया दिल्ली
Directorate of Industries, New Delhi

01 NOV 2021





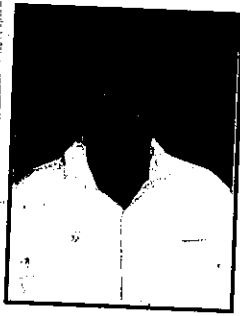

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132002245730/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sahajul Ali Molla Samali (ct), Nahazari, Mondal Para,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			<i>Sahajul Ali Molla</i> 01-11-2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra CHowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002	Mr Sahajul Ali Molla, Mr MAYANK JAJODIA			<i>Prakash Jain</i> 11/11/21

(Asif Nadim)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal




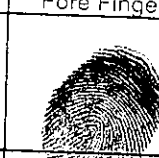
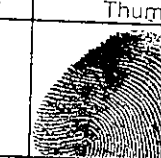


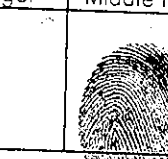
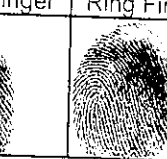
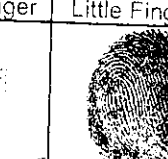


KEMENTERIAN KESEHATAN REPUBLIK INDONESIA
DIREKTORAT JENDERAL PENYAKIT MENULAR DAN PARASITARIA











01 NOV 2021

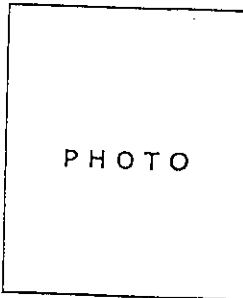
SPECIMEN FORM FOR TEN FINGERPRINTS



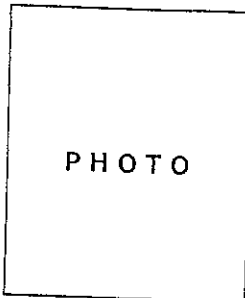
<i>Mayank Tejod's</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



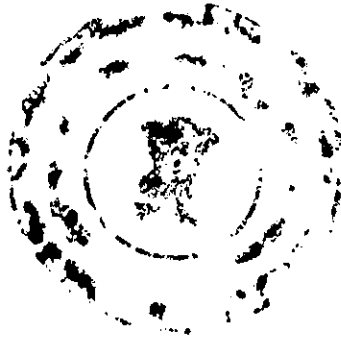
<i>Sahajul di Malla</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



A handwritten signature in black ink, consisting of several fluid, overlapping loops and strokes. The signature is positioned below the circular stamp.

Ydai Dhar Pda Bepagaku Indonesia
Duta Besar RI Jakarta

01 NOV 2021



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220103948661 **Payment Mode:** Online Payment
GRN Date: 29/10/2021 16:32:17 **Bank/Gateway:** HDFC Bank
BRN : 1607407233 **BRN Date:** 29/10/2021 16:10:29
Payment Status: Successful **Payment Ref. No:** 2002245730/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2002245730
Applicant's Name: Mr Prakash Jain
Identification No: 2002245730/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002245730/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	37396
2	2002245730/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	12499

Total **49895**

IN WORDS: FORTY NINE THOUSAND EIGHT HUNDRED NINETY FIVE ONLY.



ভারত সরকার
Government of India


প্রকাশ জৈন
Prakash Jain
পিতা - বিজয় জৈন
Father - Vijay Jain
জন্ম তারিখ / Year of Birth: 1954
পিতা / Name




5121 8649 5976

আধার - সাধারণ মানুষের অধিকার


ভারত সরকার
Government of India

Address:
M/B/1 BRISH CHANDRA
CHOWHURY LANE TALA
KOLKATA, Dist: West
Bengal, 700002

5121 8649 5976





भारत सरकार
GOVERNMENT OF INDIA

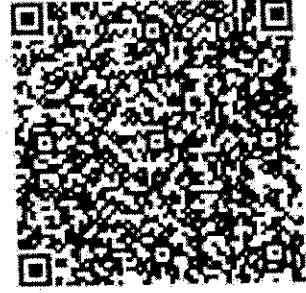


मयांक जाजोदिया

Mayank Jajodia

जन्मतिथि/ DOB: 17/10/1978

पुरुष / MALE



5576 9624 8334

आधार - साधारण मानुषेअर अडिकार

Mayank Jajodia



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

५, बेंटिंक स्ट्रीट, लालबाजार,
कोलकाता जि. पि. ३,
कोलकाता,
पश्चिमबंग - 700001

Address

5, BENTINCK STREET,
LALBAZAR, Kolkatta
G.P.O., Kolkata,
West Bengal - 700001



1947
1800 300 1947



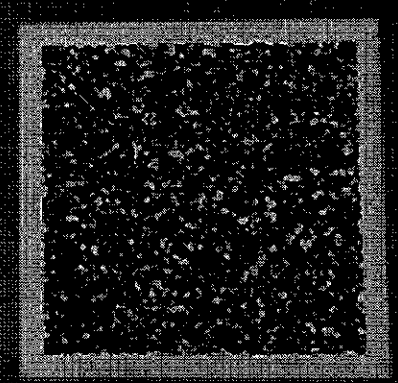
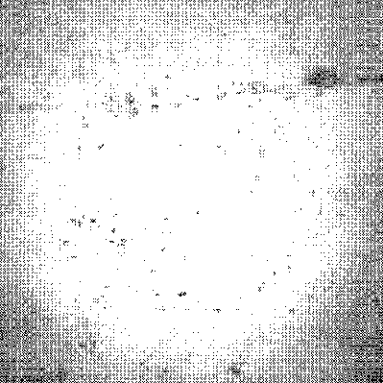
help@uidai.gov.in

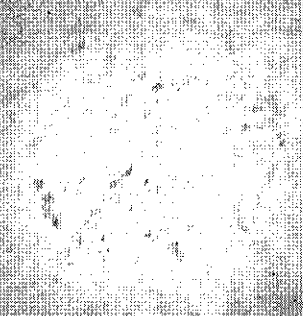


www.uidai.gov.in

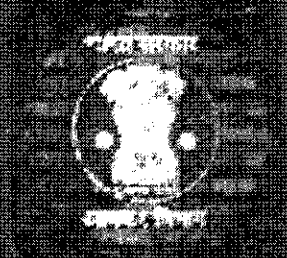
P.O. Box No. 1947,
Bengaluru-560 001

Mayank Jayod

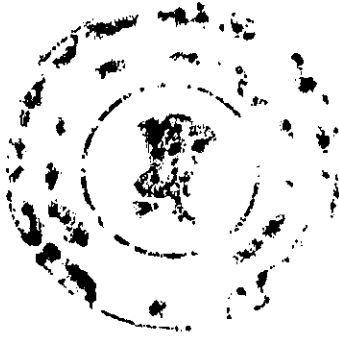




भारत सरकार
GOVT. OF INDIA



1951



01 NOV 2021

01 NOV 2021

BAJALI CONSTRUCTION PVT LTD

आयकर विभाग

INCOME TAX DEPARTMENT

SAHAJUL ALI MOLLA

IMAM BOX MOLLA



भारत सरकार

GOVT OF INDIA

20/05/1969

Permanent Account Number

BAAPM2724C

Sahajul Ali Molla
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Sahajul ali Molla



ভারত সরকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0649/43322/00413

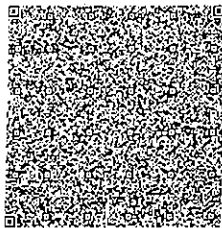
Download Date: 03/12/2020

To
সাহাজুল আলি মোল্লা
Sahajul Ali Molla
C/O: Imam Baks Molla
Samali Mondal Para
Nahazari
Samali
Nahazari
South 24 Parganas West Bengal - 700104
9835464363

Issue Date: 22/10/2020

Signature valid

Digitally signed by
Sahajul Ali Molla
DN: cn=Sahajul Ali Molla,
c=IN, o=UIDAI, ou=UIDAI,
email=Sahajul.Ali.Molla@uidai.gov.in



আপনার আধার সংখ্যা / Your Aadhaar No. :

9778 8090 9435

VID : 9198 3657 6182 6155

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



আধার

Download Date: 03/12/2020



সাহাজুল আলি মোল্লা
Sahajul Ali Molla
জন্মতারিখ/DOB: 20/05/1969
পুরুষ/ MALE

Issue Date: 22/10/2020

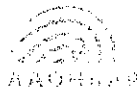
9778 8090 9435

VID : 9198 3657 6182 6155

আমার আধার, আমার পরিচয়



ভারত সরকার



আধার

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



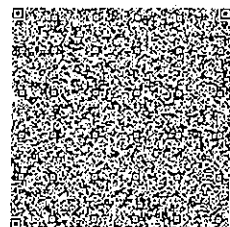
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



আধার

ঠিকানা:
সি/ও: ইমাম বক মোল্লা, সামালী মণ্ডল পাড়া,
সামালী, নহাজারী, নহাজারী, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700104

Address:
C/O: Imam Baks Molla, Samali Mondal Para,
Samali, Nahazari, Nahazari, South 24
Parganas,
West Bengal - 700104



9778 8090 9435

VID : 9198 3657 6182 6155

1947 | help@uidai.gov.in | www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1613-06851/2021	Date of Registration	09/11/2021
Query No / Year	1613-2002245730/2021	Office where deed is registered	
Query Date	29/10/2021 8:10:09 AM	1613-2002245730/2021	
Applicant Name, Address & Other Details	Prakash Jain 20B/1, Srish Chandra Chowdhury Lane,,Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9836321860, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 8,42,000/-	Rs. 12,49,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,496/- (Article:23)	Rs. 12,499/- (Article:A(1))		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

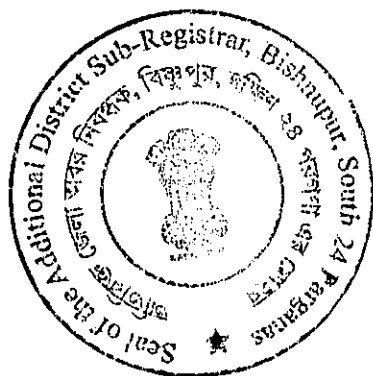
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1200 (RS :-)	LR-2288	Organisati on	Shali	25.25 Dec	8,42,000/-	12,49,875/-	Width of Approach Road: 6 Ft.,
Grand Total :					25.25Dec	8,42,000 /-	12,49,875 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sahajul Ali Molla (Presentant) Son of Mr Imam Molla Samali (ct), Nahazari, Mondal Para,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BAXxxxx4C, Aadhaar No: 97xxxxxxx9435, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentinck Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MAYANK JAJODIA Son of Mr Mahesh Kant Jajodia 5, Bentinck Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakash Jain Son of Mr Brajshen Jain 20B/1, Srish Chandra CHowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr Sahajul Ali Molla, Mr MAYANK JAJODIA			

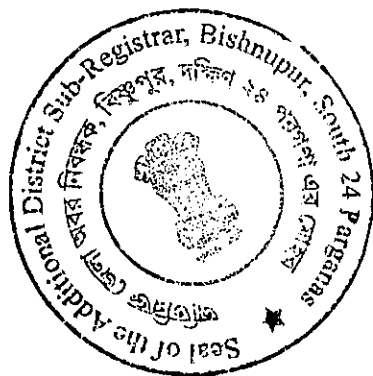
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sahajul Ali Molla	BALAJI CONSTRUCTION PRIVATE LIMITED-25.25 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

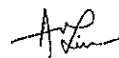
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1200, LR Khatian No:- 2288		Seller is not the recorded Owner as per Applicant.



On 30-10-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,49,875/-



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 01-11-2021

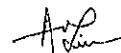
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:40 hrs on 01-11-2021, at the Private residence by Mr Sahajul Ali Molla ,Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 01/11/2021 by Mr Sahajul Ali Molla, Son of Mr Imam Molla, Samali (ct), Nahazari, Mondal Para,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

Indetified by Mr Prakash Jain, , Son of Mr Brajsen Jain, 20B/1, Srish Chandra CHowdhury Lane, P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 08-11-2021

Payment of Fees

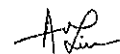
Certified that required Registration Fees payable for this document is Rs 12,499/- (A(1) = Rs 12,499/-) and Registration Fees paid by by online = Rs 12,499/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/10/2021 4:33PM with Govt. Ref. No: 192021220103948661 on 29-10-2021, Amount Rs: 12,499/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607407233 on 29-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,496/- and Stamp Duty paid by by online = Rs 37,396/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/10/2021 4:33PM with Govt. Ref. No: 192021220103948661 on 29-10-2021, Amount Rs: 37,396/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607407233 on 29-10-2021, Head of Account 0030-02-103-003-02



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



On 09-11-2021

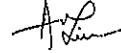
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,496/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022373, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

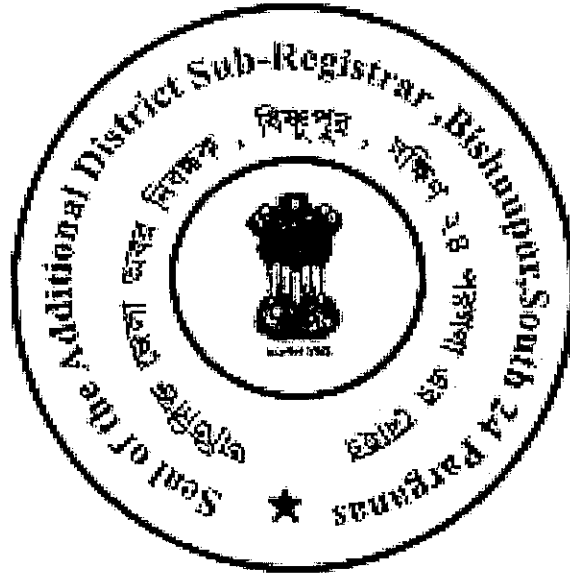


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 181197 to 181224

being No 161306851 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.11.16 17:32:02 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/11/16 05:32:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)